

September 22, 2003

Steve Lynch,  
City of Sunnyvale  
456 W. Olive Ave.  
Sunnyvale, CA 94086

RECEIVED  
SEP 25 2003  
PLANNING DIVISION

Dear Mr. Lynch,

I just found out that the city is thinking of stopping parking of trailers in driveways.

I have a small utility trailer I built that is registered and has a current license plate. It is good looking and I keep it clean and freshly painted.

I think I should be allowed to park this in front of my house just like I would a car.

I use the trailer for different homeowner projects I do around the house. I also let my neighbors use it when they need it to go to the dump or for other projects. It is like the neighborhood utility trailer. I can't imagine why you would want to restrict where I would park it.

I don't want to have to get rid of this valuable trailer, please reconsider.

Thank you,

*Fernando Rosa*

Fernando Rosa  
844 Sweetbay Drive  
Sunnyvale, California 94086

**Matthew D. Moniz**

849 Sweetbay Drive  
Sunnyvale, CA 94086-8341  
(408) 554-9015

ATTACHMENT 3

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SEP 25 2003

PLANNING DIVISION

September 20, 2003

Steve Lynch, Project Planner  
City of Sunnyvale  
456 W. Olive Ave.  
Sunnyvale, CA 94086

Dear Steve,

This letter is to follow up on our conversation earlier this month and to input my views regarding the study issue regarding RV (Motorhome, trailer, boat,...) parking in Sunnyvale.

I am disappointed that the City Council chose to ignore the wishes of the 100+ residents who showed up in August, on short notice, to advise the Council that the existing RV parking rules were adequate and no further study was necessary. We still strongly feel that the Council should not adopt any new policies that will restrict RV, boat and trailer parking in front of the house.

Aesthetic impact that RVs bring to a neighborhood is in the eye of the beholder. Let's address reality; aesthetic impact is really a code phrase for resale or house value impact. But does a RV in the front yard really negatively financially impact houses? The answer is no. Consider the following:

- A neighbor had a motorhome parked in his front yard. Another neighbor, further down the street, who planned to sell his house, complained to the city about the RV. The city contacted the RV owners immediate neighbors who had no concern whatever about the RV. The city did nothing further, because under current regulations no rules were being broken. One might think the original neighbor who complained would be upset, but he wasn't. His house sold immediately at the price he wanted. A RV in the neighborhood had absolutely no impact on price. Ironically the RV involved was the one you mentioned as looking bad.
- In a growing number of communities around the nation RV parking is actively being advertised when homes come on the market. As an example I am enclosing the Real Estate section of The Bakersfield Californian. I have circled examples that range from \$89,000 homes to those in excess of \$400,000. The RV parking ranges from enlarged driveways to RV "barns". Similar RV parking references can be found in all other real estate advertising media. In numerous other areas nationwide, similar advertising is becoming the norm (particularly in the Mid and Southwest). Why? Because, **RV parking enhances the value of a home.**

This study is being done to "meet the needs of the City's residents", quoting the flyer you sent me. I have to wonder how many residents have expressed to the city a need to further restrict RV parking (a handful?) versus those city residents who own RVs and need a place to park them (well over 100 showed up last August - not to mention those on vacation <in RVs> or otherwise had no notice).

- RV Business, a trade publication has reported a continuing growth over the past years in RV sales. After the tragic events of 9/11 RV sales have dramatically increased. Significant growth has occurred in larger motorhomes and 5<sup>th</sup> wheel camping trailers. The RVIA (Recreational Vehicle Industry Association) has identified the majority of the new buyers as homeowners. A growing number of Sunnyvale homeowners need RV parking.

Continued on next page:





**JUST LISTED AT \$2,250,000 307 So. Olamander**  
*located on a cul-de-sac with 45,000 sq. ft. of living space, including a 3-bdrm, 3-bath main house & a 2-bdrm or guest house/office. Great stone and a separate one-bdrm apartment over the 3-car detached garage. Pool, hot tub, etc. Includes the recently built 100' long! Expansive woodwork, built-in appliances in a large gourmet island kitchen, a huge home theater room, and luxurious bedrooms with private baths. Tons of storage.*

**Stockdale Estates on Golf Course!**

**1100 Camino del Oeste**

*3-bdrm, 3-bath, pool, spa. Beautifully updated - oak hardwood and granite floors, high ceilings, large windows, etc. - all new. Great island kitchen. Very spacious! Prime location on 2 1/2 lots. Gorgeous master suite with His & Her Baths & walk-in linen closet. Three-car garage with private 100' long driveway with private RV space, landscaped rear garden, fountain, waterfalls, etc. See photos for details.*

**\$859,000**

[www.realtor.com/bakersfield/marvc](http://www.realtor.com/bakersfield/marvc) or [www.marvc.com](http://www.marvc.com)

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**POSTPONED**  
NORTHERN CALIFORNIA PROPERTY  
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5/31/11, 6/31/11, 7/31/11, 8/31/11, 9/31/11, 10/31/11, 11/31/11, 12/31/11, 1/1/12,

**2908 BRALORNE COURT**  
 HEART IN MIDWEST! Stunning property, look  
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 great Washington! **W/ parking** Call 482.000.067  
**327-5111** **\$255,000**

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**2100 Wood Lane**  
This beautiful house is ready for entertaining! It has  
over 3,000 sq. ft. of living space, including  
master bedroom, fireplace, the kitchen, dining  
room, living room, and a large patio. Call today!  
1-800-855-1111  
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**5**

**Call Mike**  
 Joseph & Christine, 1-800-Home-Link, have  
 beautiful 4 bedroom, 2 1/2 bath, formal living, huge  
 open floor plan, large patio, close to schools with a  
 lot of room for your own garden.

**\$79,900 Call Mike** **Call Mike** **Call Mike**

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Cynthia Rappaport  
 Director of Marketing & Communications  
 2017-2018

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**5**



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 Beautiful Custom Home in West Hill Country.  
 Home equipped to entertain, with kitchen and main  
 6,200 sq. foot finished garden level with 2nd floor  
 patio. Call me now, this is well up to 2000 sq. ft. only  
 139,900. Great location, in prime school zone.

**1228 8th**     **Callwest Banker Preferred**     **636-4261**

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**NEW Village Way**  
Prestige home sophisticated to new. 1900 sq. ft. luxury floor-to-ceiling  
rooms on large 20-acre lot. 3 bedrooms, 3 baths, 1 car garage, pool, spa, fire  
log and more. Call 616-616-6161.

**\$1200,000** Jerry Williams **916-767-1241**

**1016 Palmdale Street**  
 Fourteen three square foot lot in area 1000's in 1000's Palmdale, desirable location. Everything new inside & out. Large lot, close schools & shopping.  
 1 week / no garage 70 parking & drive! Call 765

**\$140,000 Jerry Williams 616-787-1341**

**207½ Century Dr.**  
Newport News Property Co. features a 1-1/2 bath  
single garage cottage with 6' x 8' covered  
deck overlooking lake & parking. Call per-  
sonal that would be

**\$154,500 BW Mortgages Realtors 475-4073**

proves instant relief as it is known to help with all  
these great features!

4. A UNIVERSITY SHALL BE RESPONSIBLE FOR THE

**LIGHTS** Home - \$999,000  
Prestige home with 8 bedrooms on 10,000 sq. ft. lot.  
Lots of steel beams, huge brick entry w/ oak flr, office w/  
view. North/South facing. Big front porch. 1 car garage.

[illegible][illegible][illegible][illegible]

...the most important thing is to have a good understanding of the market and the competition. This is why it is so important to have a good marketing strategy. The first step is to identify the target market. This can be done by looking at the demographics and psychographics of the market. Once the target market is identified, the next step is to develop a marketing mix. This includes the product, price, place, and promotion. The final step is to implement the marketing strategy and monitor the results. This is an ongoing process that requires constant evaluation and adjustment.

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**REAR VIEW MIRROR - TYPE**  
**IN REAR VIEW MIRROR - 11 ARROW:**

[illegible]

**FLAOR ISLANDERS BOUTE WITH SPANISH GOVERNMENT & COURT ORDER**  
**AND LISTED AS SLAVES**  
 LISTED IN A NEWSPAPER WITH A NEW SPANISH GOVERNMENT AND COURT ORDER  
 LISTED IN A NEWSPAPER WITH A NEW SPANISH GOVERNMENT AND COURT ORDER

[illegible]

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709 Glencoe Court  
Sunnyvale, California 94087

Telephone (408) 736-9128  
Email REHarms@AOL.COM

May 27, 2003

City of Sunnyvale  
City Hall  
456 Olive Avenue  
Sunnyvale, California 94088

Attention: Steve Lynch, Planning Department

SUBJECT: Study Issue: CDD-31  
Recreational Vehicles, Trailers, and Boat Parking  
within Front Yard

Dear Mr. Lynch,

I am one of the concerned homeowners residing in Glencoe Court in our fair City. We submitted a petition signed by a majority of the homeowners and gave a presentation before the City Council. As the result, Study Issue CDD-31 was established.

I am submitting, with this letter, municipal code sections regarding trailer and other such equipment parking, from the Cities of Los Altos, Mountain View and Cupertino. We sincerely believe allowing Sunnyvale residents to park such equipment in their front yard degrades the neighborhood and should be outlawed as blight and nuisance on the community.

You will also find enclosed a current photograph showing the trailer parked in the front yard of the residence located at 737 Glencoe Court.

Thank you for your consideration in this matter.

Sincerely yours,

  
Robert E. Harms

Enclosures

**Steve Lynch - Trailer parked in yard**

---

**From:** "Robert"  
**To:** <stlynch@ci.sunnyvale.ca.us>  
**Date:** 6/19/03 8:48 PM  
**Subject:** Trailer parked in yard

---

What is the City of Sunnyvale doing about this blight in a residential area? How can this be legal? What ever happened to neighborhood beautification?

---

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709 Glencoe Court  
Sunnyvale, California 94087

Telephone (408) 736-9128  
Email REHarms@AOL.COM

May 27, 2003

City of Sunnyvale  
City Hall  
456 Olive Avenue  
Sunnyvale, California 94088



Attention: The Honorable Julia Miller, Mayor

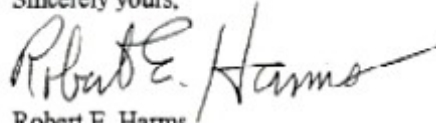
SUBJECT: Study Issue: CDD-31  
Recreational Vehicles, Trailers, and Boat Parking  
within the Front Yard

Dear Mayor Miller,

I am enclosing a reminder of the eyesore and nuisance problem that still exists on Glencoe Court in our fair City. We residence are aware that this Study Issue is a matter that will be reviewed by the City. All of our residents, with the exception of the trailer owner, are still concerned. One of the homes in our Court is being offered for sale and the Realtors showing the property are also concerned.

Thank you for your continued support of this matter.

Sincerely yours,



Robert E. Harms



City of Sunnyvale  
City Council

Ref. Study Issue CDD-31

By the grace of God and proposition 13 , Barbara and I ; members of the so called "great generation, find ourselves living in wonderful Sunnyvale. We consider ourselves fortunate to be where we are and to have what we do .

We have a great love for this beautiful country that we live in and long to see as much of it as we can while we still have time . To that end we have had two different motorhomes over the past years , though we don't currently own one .

Although we were not thrilled with having to park them on our drive , we felt that it was the most secure place for them .We appreciated the privilege to do so .We had searched for RV storage and found that it was expensive , poorly protected and inconvenient .An average R V today can easily get into the \$200,000 range . How many of the new SUV or prestige car owners would agree to store their precious vehicles in a similar place ? ----and their investment is only 25% as much .

We ask you to consider carefully, the impact of any decision that you make on those of us who find R V or boat ownership a real joy to our lives . We would much rather be out in our vehicles than in a stuffy motel or hotel . But when we are home , we like to have our R V within sight , for to us it is a major investment .

Please do not change the law which allows us to do so .

We feel that a clean well cared for RV or boat is no more offensive than the huge SUVs , van and pickups parked up and down the street . Our Court has 19 homes . We counted 36 vehicles parked , half on the street half on drives . 25 % were Suvs ,vans or trucks .

PLEASE DO NOT CHANGE THE LAW

Sincerely ;  
William Baum and Barbara Vitkovits



We, as residential homeowners residing on Glencoe Court in the City of Sunnyvale object to the parking of the large fifth wheel trailer to be parked in and on the front yard of the residence located at 737 Glencoe Court. We feel that it degrades our neighborhood and will adversely affect the value of our homes.

Resident's name	Address	Telephone number
<u>Art &amp; Barbara</u>	<u>732 Glencoe Ct</u>	<u>749-8652</u>
<u>Ernst Willard</u>	<u>724 GLENCOE CT</u>	<u>749-9474</u>
<u>Joe Willard</u>	<u>724 Glencoe Court</u>	<u>749-9474</u>
<u>Robert E. Harris</u>	<u>709 Glencoe Court</u>	<u>736-9128</u>
<u>Michael Harris</u>	<u>709 Glencoe Ct.</u>	<u>736-9128</u>
<u>Rita Henry</u>	<u>713 Glencoe Ct</u>	<u>735-9537</u>
<u>Franklin</u>	<u>717 Glencoe Ct</u>	<u>732-9799</u>
<u>Eric Clay</u>	<u>717 Glencoe Ct</u>	<u>732-9799</u>
<u>ROSESH NARAYANA SWAMY</u>	<u>721 Glencoe Ct</u>	<u>530-8173</u>
<u>Bobby Krishna</u>	<u>732 Glencoe Ct</u>	<u>749-8652</u>
<u>Joe Lee</u>	<u>736 Glencoe Ct.</u>	<u>530-0533</u>
<u>Stephen Harris</u>	<u>709 Glencoe Ct</u>	<u>736-9128</u>
<u>Subbiah Sundaram</u>	<u>729 Glencoe Ct</u>	<u>736-5072</u>
<u>Subbiah Sundaram</u>	<u>729 Glencoe Ct</u>	<u>736-5072</u>

Dated: November 24, 2002



We, as residential homeowners residing on Glencoe Court in the City of Sunnyvale object to the parking of the large fifth wheel trailer to be parked in and on the front yard of the residence located at 737 Glencoe Court. We feel that it degrades our neighborhood and will adversely affect the value of our homes.

Resident's name	Address	Telephone number
Alfreda Mury	775 Glencoe Ct.	720-1526
Robert W. Mury	740 Glencoe Ct	720-1117 (home)
Norman Bond Kous	725 Glencoe Ct	720-1526

HOME OWNER	ADDRESS	PHONE NUMBER
Burks, Harry & Shannon Lee	712 Glencoe Ct.	
Chang, Glen & Iris	717 Glencoe Ct.	408.732.9799
Harris, Robert C. & Connie (renter)	740 Glencoe Ct.	408.720.1147
Harris, Robert E. & Shirley	709 Glencoe Ct.	408.736.9128
Henry, Rita	713 Glencoe Ct.	408.736.9637
Kou, Bond & Wang, Aileen	725 Glencoe Ct.	408.720.1526
Kushner, Art & Bobby	732 Glencoe Ct.	408.749.8652
Lee, J.	736 Glencoe Ct.	408.530.0633
Naraysenway, Rajesh	721 Glencoe Ct.	408.530.8173
Shepard, Virginia	728 Glencoe Ct.	
Subbiah, Sunderan & Lakshmi	729 Glencoe Ct.	408.736.5076
Willard, Ernie & Jill	724 Glencoe Ct.	408.749.9474

(glencoe)

Steve Lynch - CDD-31

---

**From:** Albert Weissman <awaissman@sbcglobal.net>  
**To:** <slynch@ci.sunnyvale.ca.us>  
**Date:** 9/4/03 10:46 AM  
**Subject:** CDD-31  
**CC:** <awaissman@yahoo.com>

---

September 4, 2003

Hi,

I just noticed (Now i start to look around) that close to my house another house has same arrangement for front yard parking. He has car parked in parallel to house exact like i have. The only difference is he has small fence 4 to 5 feet tall that placed write between walk path and his front yard. So if it will help my neighbor i can place also similar type of fence.

This is my concerns regard prohibiting RV parking:

1. For me as for other it is very important to have RV parked close to the house. Storage solution will not work at all. The reason for this is I am using my unit every 3 week on average. To be able use it requires constant maintenance. When unit close to the house I can perform maintenance any free time that I am getting. If unit has to be stored it will lead to have bring unit in advance and park on street before usage and after usage for allowed time of 72 hours for preparing and cleaning purposes.
2. Specifically in my case I have trade my old unit in to this unit based on approval that I can park it in front of my house and I have already spend over 4k\$ in materials only to compline regulation that will allow me park this unit in front yard, not mention time that I spend to perform work.
3. Just for record. My previous similar unit slightly shorter by 7' I have it parked in my driveway parallel to house for over year. The reason we decided to replace it because this unit has not been design for rain, so we could not use it in winter. When I replaced this unit I have lost over 5k\$ in value during trading. And my personal opinion that current solution for parking more ecstastically than it used to be.

At this point I have decided that I will not go door to door to distribute flyers. I have called RV organization (Good Same) and asked for support. I am waiting for there response.

Thanks.

Please just acknowledge that you have received this email.  
Albert Weissman.

---

Albert Weissman

ph: (408)368-0389

**Steve Lynch - Re: CDD-31**

---

**From:** Albert Waissman <awaissman@sbcglobal.net>  
**To:** Steve Lynch <slynch@ci.sunnyvale.ca.us>  
**Date:** 9/8/03 3:55 PM  
**Subject:** Re: CDD-31  
**CC:** <awaissman@yahoo.com>

---

Steve next items.

I have spoke with some families that have concern for RV parking because:

- 1) They like to see face of house. Lets apply this to my case. There is plenty spots that allows you see face of my house, in same case there is plenty spots that will prevent from seeing face of house behind perpendicular parked RV. More than that perpendicular parking RV will hide next house also.
- 2) Value of houses drooped because presence of RV. I am trying to investigate this issue, so far i can not find any base for this claim. It may fell to same category that old car parking on street causing value droop in house value. On my street I have plenty of those cars, more than this i have guy who has repair shop in his garage! Please let me know if you think that this is relevant issue?

Last thing i have spot another house on Mathilda that has front yard parking exact as i have, 2 paved lines!

Albert.

**Steve Lynch <slynch@ci.sunnyvale.ca.us> wrote:**

Email received and the letter will be added to all future reports.

Thanks!

Steve Lynch, AICP  
Associate Planner  
City of Sunnyvale  
(408) 730-2723

>>> Albert Waissman <awaissman@sbcglobal.net> 09/04/03 10:46AM >>>

September 4, 2003

Hi.

I just noticed (Now i start to look around) that close to my house another house has same arrangement for front yard parking. He has car parked in parallel to house exact like i have. The only difference is he has small fence 4 to 5 feet tall that placed write between walk path and his front yard. So if it will help my neighbor i can place also similar type of fence.

This is my concerns regard prohibiting RV parking:

1. For me as for other it is very important to have RV parked close to the house. Storage solution will not work at all. The reason for this is I am using my unit every 3 week on average. To be able use it requires

**Steve Lynch - RV and Boat Parking Issues in Sunnyvale...**

---

**From:** carol parry <pinoparry@yahoo.com>  
**To:** <slynch@ci.sunnyvale.ca.us>  
**Date:** 9/8/03 4:52 PM  
**Subject:** RV and Boat Parking Issues in Sunnyvale...

---

Steve Lynch,  
I received the notice of city council's planned consideration of legislation restricting boat and RV parking on private property. I am all in favor of getting boats and RVs out everyone's public view and parked in residence's back yards. I know that there are some residents of Sunnyvale who park their RVs, or buses on their front driveway and use them as a storage locker or as a bedroom for one of their children. These vehicles, aside from being unsanitary (breeding space for roaches and rats) are an eyesore for their neighbors.

Almost a year ago the city council considered making additional restrictions on the parking of boats, trailers and RVs on our city streets in public space. Of course, all of the free loading residents of our city who store their monster vehicles in our public space were there in force to encourage the city council to allow this indulgence to continue. There was a myriad of benefactors there to speak, so many that the city council did not have the guts to follow through with their plan to act/legislate in the public interest. I was the sole resident to speak in favor of the planned legislation. But I say this only in leading up to a question. How can the city council consider legislating additional restrictions on boats and RVs parked on private property when it has failed to take these vehicles off of our city streets?

We have a person (I don't even know whether he is a Sunnyvale resident) who shows up in our neighborhood every other day at about 6 am and fires up the engine in his giant RV. The engine belches smoke when it first starts up which isn't friendly to the environment, and the engine block is cold at first, so the RV starts up running loud and rough. After idling for a couple of minutes to let the engine warm up, he runs the vehicle around the neighborhood a few times to run up the mileage in order to remain in compliance with our 72 hour city ordinance and then parks it in a slightly different spot than before. If our current ordinances do not address this type of obnoxious practices, then we need to enact something that will  
I try to wear ear plugs now to avoid being waken up at 6 am, but the vehicle is still an eye-sore and a safety hazard to cyclists.

We have another neighbor who likes to race cars. He keeps an old full sized school bus parked on Arques

(on public property) with alot of hist racing gear stored in it. Like the prior person, this neighbor moves his bus every other day in order to comply with the current ordinance.

Sunnyvale is now an urban center, not any longer a sleepy suburban town. We need to have good neighbor laws that agree with that fact. I learned something very interesting more than 20 years ago when I went on a student exchange program to Tokyo Japan. In Tokyo every resident who attempts to renew registration on his vehicles or trailers must submit blue prints to the DMV showing his property and the fact that his property contains enough space to park all of his vehicles on his property; without this proof, the vehicles do not qualify for renewed registration. I believe that ultimately Sunnyvale will have to resort to this kind of a system in order to keep our neighborhoods free from the type of abuse which is currently all too common.

There is one possible solution which I would propose which would get all of the objectionable vehicles off of public and private property and keep most all of the residents happy. My proposal would be to build a city owned parking lot (need not be paved) with a secure fence around it and rent space to city residents who own RVs and trailers which they do not have space for in their own back yards. I think this solution is a good one that will keep keep all parties happy.

Sincerely,  
Todd Eyring  
246 Morse Ave.  
Ph: 730-0842

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**Steve Lynch - CDD-31 - RV, Trailer, Boat Parking Study**

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**From:** <Jetwillard@cs.com>  
**To:** <slynch@ci.sunnyvale.ca.us>  
**Date:** 9/1/03 9:03 PM  
**Subject:** CDD-31 - RV, Trailer, Boat Parking Study  
**CC:** <council@ci.sunnyvale.ca.us>

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Mr. Lynch,

We would like to voice our strong support for more restrictive city policies on RV's, trailers, and other oversized vehicles in front yards. The current Municipal Code is too permissive and has allowed oversized vehicles to be parked in a manner that creates blight and property devaluation.

I realize that the city will hear a loud outcry from the well-organized RV community as it expresses opposition to any restrictions to RV, trailer, and boat parking in Sunnyvale. Nonetheless, it is clear that Sunnyvale needs to tighten its Municipal Code to protect the rights of Sunnyvale residents to enjoy the use of their property without being subjected to the blight and property value loss created by improper parking of these oversized vehicles. Clearly, this sort of nuisance is not permitted in our neighboring cities. If they can implement appropriate restrictions on large vehicle parking, Sunnyvale should do the same. Hopefully, the City Council will do the right thing with regard to this issue. Thank you.

Ernie and Jill Willard  
724 Glencoe CT  
Sunnyvale, CA 94087-3460

**Steve Lynch - R.V. Letter I recieved in the Mail**

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**From:** michael varga <tidus1686@yahoo.com>  
**To:** <Slynch@ci.sunnyvale.ca.us>  
**Date:** 9/4/03 8:21 PM  
**Subject:** R.V. Letter I recieved in the Mail

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I am concerned over a letter I received in the mail last week and wonder why I received it when other who attended the meeting this past spring have not been notified.

It was clearly stated at this meeting what the rules and regulations are regarding R.V. and boat parking and in my estimation more rules are not necessary , but enforcement of those rules now in force. I can site a number of cases where the 72 hour parking rule is being ignored. Also where vehicles of any sort are parked over the sidewalk. It would be a simple matter of having your street sweeper person jot down numbers and have these vehicles tagged as they do in the city of Menlo Park.

It seems to me that with the cut back in city taxes and staff, we have bigger issues to address than rehashing this matter that was set aside last spring by the City Council after a huge turnout of citizens.

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**Steve Lynch - Rules for RV parking**

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**From:** "mary puechner" <mstngmry@earthlink.net>  
**To:** "Steve Lynch" <slynch@ci.sunnyvale.ca.us>  
**Date:** 9/26/03 9:44 AM  
**Subject:** Rules for RV parking

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I understand that you want information and comments from residents on the issue of rules for RV parking. I have a neighbor that has a 21' trailer that has been parked in their driveway for approximately 5 years without being moved. Someone has been living in that trailer for between 4 and 5 years. They have electric hooked up to the house and they empty the trailer holding tanks into their sewer trap in their front yard. The stench from this is horrible and we are forced to close all the windows in our house as we are "down wind" of them. They have done this twice in the past 2 months alone. Sometimes the person living in the trailer has 1 or 2 friends stay overnight with him. They urinate in my bushes and throw lit cigarette butts into my bushes. They leave garbage in the gutter in front of our house. Sometimes as many as 6 to 8 people congregate on the sidewalk or in the street in front of the house late at night. The party living in the trailer has gang affiliations and neighbors are hesitant to call the police in fear of gang retaliation. Since they license the trailer every year, they are not technically breaking the law, as they deny that anyone is actually living in the trailer. They should have to move the trailer for a certain number of days at least every few months. We would prefer that the code be changed so that they are not allowed to park the trailer there on a permanent basis. They should only be allowed to have it there one or two days a month, or something like that. We really need to have the city code changed.

**Steve Lynch - Input to city's discussion about RV, boat and trailer parking**

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**From:** "Deborah Campbell" <deborah-campbell@comcast.net>  
**To:** <slynch@ci.sunnyvale.ca.us>  
**Date:** 9/26/03 11:16 AM  
**Subject:** Input to city's discussion about RV, boat and trailer parking

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Hi Steve,

I just learned that there will be some reconsideration of the rules for parking RVs, boats and trailers in the front yards of Sunnyvale. I also learned that this kind of parking is currently allowed, and I was surprised. I guess I am lucky that the neighbors I have park their RVs in their back yards. Yet, I still would like to say that as a citizen of Sunnyvale, I am in absolute support of restricting parking so that vehicles of this type cannot park in people's front yards or driveways. When they are allowed to do this, it detracts from the beauty of the community affecting both our property values and our personal aesthetic.

Sincerely,  
Deborah Campbell  
1569 Vireo Ave  
Sunnyvale, CA 94087

**Steve Lynch - RV parking in front yards**

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**From:** "BearwithYoga" <bearwithyoga@yahoo.com>  
**To:** <slynch@ci.sunnyvale.ca.us>  
**Date:** 10/1/03 5:18 PM  
**Subject:** RV parking in front yards

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Dear Mr. Lynch,

I just read the article in THE SUN about the planning commission considering changes in the law to prevent large RVs being parked in residential areas in front yards.

I did see a picture of the RV that has caused the discussion and while being glad that this is not in my neighborhood, I sure do support that this should be prevented by changing the laws. While the RV owner may be proud about the vehicle I strongly support that front yards stay what they are supposed to be and not be turned into parking lots. I assume that parking the RV in the street is not legal either, so I don't see that it makes a difference if it is parked a few feet closer to the house.

Regards,  
Bärbel Schuhmacher

**Steve Lynch - RV parking in front yards**

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**From:** Michael and Lynne Sands <mail@sandsmuseum.com>  
**To:** <stlynch@ci.sunnyvale.ca.us>  
**Date:** 10/2/03 10:32 AM  
**Subject:** RV parking in front yards

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Steve,

Please add my comments to your list for representing at the city council meeting.

I believe we have the right to park in our front yards, on our property, any vehicle we own.

Our house has three vehicles and we park two in the garage and one in the driveway. The outside car is a minivan, the family vehicle. Where do you draw the line between a boat, minivan, or maxivan (RV)?

I also strongly believe that we should be allowed to do with our property as we desire, in spite of nosey neighbors.

Perhaps a compromise is to require landscaping or privacy wall construction to hide the eyesore. A row of shrubbery or a masonry wall can make the home with an RV in front look like all the other homes on the street.

Michael

Sunnyvale Resident

Michael Sands (408) 773-1170  
restoration@sandsmuseum.com www.sandsmuseum.com

antique coin-operated machine restoration, 1930-1960

**Steve Lynch - RV parking restrictions**

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**From:** Tom Anderson <tominator2k@sbcglobal.net>  
**To:** <slynch@ci.sunnyvale.ca.us>  
**Date:** 10/6/03 11:25 AM  
**Subject:** RV parking restrictions  
**CC:** <manderson@reorglaw.com>

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Hi, Steve,

I've heard that you're the man to provide feedback to about this, so here goes...

I was not happy to hear that the City of Sunnyvale's Planning Commission was considering new regulations regarding RV parking on private property. I personally own a small boat and a cabover camper for my pickup, both of which spend the time they are not in use in my driveway. They are both parked perpendicular to the street and I don't think they pose any problem for my neighbors. As I understand it the commission are considering regulations that may even limit the amount of time I can have MY property parked on MY property. Maybe its just me but these regulations have a very un-American feel to them. I find it hard to understand how a planning commission that would allow the blight at Olson's cherry orchard to be built would be so concerned about my boat and camper. Seriously though, we've lived here for many years, but its things like this that have my wife and I seriously considering moving out of Sunnyvale altogether. I hope the busy bodies who prompted this are proud of themselves. Perhaps they don't realize that most people don't want to live in an oppressive environment. How do you suppose that affects property values?  
Just my 2 cents...  
Thanks,  
Tom



Steve,

Reference: The Study Issue to review parking restrictions of recreational vehicles.

We have a 30 ft. long, 8 ft. wide 5th wheel trailer parked in our driveway, which is paved and is 52.5 ft. long and 22 ft. wide.

This trailer is a 2002 model in excellent condition. It is the fifth we have owned since 1970.

From an asthetic point of view, our trailer far exceeds the majority of residences in the ambient area. We have not had any complaints for parking our trailer in the driveway. We travel frequently and it is convenient and safe having it here. The few RV storage facilities in the area charge \$100+ per month if space is available. Most have little or no security.

In our area it would be very difficult to find off-site space and security. The RV owners that do not have the appropriate space are parking their RV's in storage lots 40+ miles from here.

RV storage lots are unattended and well known for theft and vandalism. A long since gone storage lot on the N.E. corner of Fair Oaks and Highway 101 required a lot of Public Safety reports.

As an additional thought, RV's can provide support to your emergency preparedness program.

I appreciate your review on this issue.

Thanks,

Patrick Murray  
915 W. Cardinal Dr.  
Sunnyvale, CA



October 6, 2003

Subject: RV, Boat and Trailer Parking

Dear Mr. Lynch:

After reading about the planned hearing regarding RV, boat and trailer parking I visited the neighborhood of Glencoe Court. One homeowner in the area told me that the same RV parking issue was visited by the city at a planning meeting several months ago that he and many other RV owners attended. Why are we going through this process over and over again?

I have contacted the Good Sam Club and have obtained a copy of their PARKING RIGHTS MANUAL and have asked Good Sam to possibly forward a copy directly to you. You can also contact the Good Sam Club via [www.goodsamclub.com](http://www.goodsamclub.com) or via e-mail [goodsam@goodsamclub.com](mailto:goodsam@goodsamclub.com) or telephone (805)667-4100 or Fax (805)667-4454.

Attached are pages 11 and 12 from this manual with examples of what other RV owners and other cities have experienced. Please note that on page 11, paragraph 5, that the protest based on aesthetics was denied. The protest had to be based on health, safety or welfare. Also on page 11, paragraph 6, the subject of grandfather clauses is discussed.

Also attached are examples from other California cities: CALIFORNIA, Santa Clara, CALIFORNIA, Fresno, CALIFORNIA, and Salinas.

You might also want to research the legality of establishing parking time limits given the priority of state code on the posting of signs and the previous Superior Court decision. (See CALIFORNIA, Salinas.)

Having reviewed all of this material here is my recommendation to you and the City of Sunnyvale:

The City of Santa Clara, California has already analyzed, studied and has reached a reasonable compromise and solution to its RV owner parking.

The City of Sunnyvale should copy and enact an RV parking ordinance exactly the same as the City of Santa Clara ORDINANCE NO. 1634.

It would seem reasonable and appropriate that two cities bordering each other would have similar or identical regulations.

Sincerely,



William E. Feeley  
647 Oneida Drive  
Sunnyvale

Sandy Sims, Editor

Since The Sun's October 1 article on "RV A Sore Sight" I have driven all around Sunnyvale passing out copies of The Sun's article plus information provided by The Good Sam Club regarding RV owners' parking rights.

What I encountered in Sunnyvale were hundreds of legitimately parked RVs, boats and trailers on the homeowner's paved driveways and yes, there were many, many questionably parked units also.

The real solution for Sunnyvale and its homeowners would be for Sunnyvale to adopt and enact the City of Santa Clara's compromised ordinance, ORDINANCE NO. 1634 which is fair to both the homeowners with RVs, boats and trailers and their neighbors.

William Feeley  
Sunnyvale

p.s. For your information the unit mentioned in your article on Glencoe Court is not an RV. It is a fifth-wheel trailer.

We learn from the experiences of those who have gone before us. Those words certainly ring true as more and more RVers enter into negotiations to protect their parking rights. Those who have tried, whether they succeeded or failed, have encountered situations that might provide some insight into the problems faced by others. Following are descriptions of a few of those problems.

In Maricopa County, Arizona, the county Ordinance Review Committee chose to publish the text of proposed RV-parking legislation in the Arizona Business Gazette, a publication with very limited circulation. Good Samer Richard Venrick, an alert RVer, discovered the proposed ordinance and launched a protest move and won. Without his vigilance, RVers in Maricopa County would have been required to remove their rigs from their property unless they had access to and room in their rear yards.

In Grass Valley, California, what could have become an ugly situation was resolved when RVers who covered their rigs during the winter months agreed to use brown tarps rather than blue ones, a very simple solution.

The community of Los Gatos, California, surrounds six small islands that are under county, rather than city, control, which means that RVers residing in the islands have far more lenient RV parking regulations. So far, attempts by the city to annex these islands have failed, but the city will continue their efforts in order to increase their revenues. RVers residing in the islands remain vigilant.

An RVer in Martinez, California, lost his bid to keep his motorhome stored on a public street, but he lost because of other RV owners who determined that the rig presented a safety hazard. This was a good example of RVers showing their ability to be responsible citizens. RVers in the community are allowed to park their rigs on their property, but they must apply for a permit and have the site inspected by the city; immediate neighbors are notified of the proposed parking site and allowed to protest the permit. However, if the protest is based on aesthetic values, the protest is denied and the permit is issued to the RVer. The protest must be based on health, safety and welfare.

A good example of a grandfather clause that resulted from going to the bargaining table took place in Rancho Cucamonga, California. Current owners or residents who have resided on their property since prior to December 31, 1991, and have owned an RV since prior to that date may park it in their front yard if the side or rear yard cannot reasonably accommodate an RV. Subsequent owners will be allowed to park their RVs only in side or rear yards.

An RVer in San Ramon, California, lives within the 24-hour street-parking restriction imposed by that community, but when he is doing major maintenance chores on his RV, he must return it to the RV storage lot (about 5 miles from his home) every night. He was told by a desk sergeant in that community that if he didn't like the situation, he could sue the city.

In Watsonville, California, the city council threatened to pass an ordinance that would have lumped RVs and boats with junk cars and ordered them off the driveways where they had been parked for many years. So many Good Samers showed up at the council meeting where the situation was

addressed that the council withdrew the ordinance and admonished RVers to "be good neighbors."

Good Samer J. L. Kinney of Albany, Georgia, appealed to local officials to be reasonable in drafting an RV parking ordinance. In fact, he wrote a proposed ordinance for the commission, and was told that he was one of the only people to come to them with a problem and the solution to that problem.

In Woodson Terrace, a suburb of St. Louis, Missouri, Good Samer Jim Willman was told that his RV was illegally parked, even though there had been an RV parked in that location on his property for more than 15 years. In order to comply with the RV parking ordinance, Willman had to pour a cement slab. The day before he was to pour the last section of the concrete pad, some city officials went to his home and told him the ordinance had been misinterpreted, and that it was not necessary for him to move his rig. By then, Willman had paid out \$3,000 to comply with the notice. Willman and 12 other residents who experienced unnecessary expenses were considering a class-action lawsuit against the community government.

Hugh A. Smith of Whatcom County, Washington, learned a very costly lesson in semantics. When he moved into the community, the CC&Rs read that "boats, campers, vacation trailers, and so on must be housed in a garage or carport." Smith owned a motorhome, which falls into a category that was not specifically mentioned in the text of the CC&Rs; therefore, Smith determined that he could park it on his property and challenged the CC&Rs in court. To Smith's dismay, a judge ruled that "and so on" encompassed motorhomes. However, in Buenaventura Lakes, Florida, RV owners with motorhomes won their parking rights when they challenged a covenant that read: "No house trailers or mobile homes shall be allowed on any of the said lots ... no trucks or house trailers of any kind shall be permitted to be parked in the subdivision for a period of more than four hours" (except during construction). The appellate court judge decreed that a motorhome is not a house trailer, mobile home or truck and therefore was not subject to the restrictions imposed on the property owners of the subdivision. In defining the items, he referred to the definitions of mobile home and motorhome as they appear in Webster's New Collegiate Dictionary. Good Samers in Cheyenne, Wyoming, led by the Shy-O-Ming Tumbleweeds chapter, went to bat against two RV parking ordinances; one would have made it unlawful to park any RV in the front-yard area unless on a driveway, and the other placed restrictions on street parking. RVers formed a committee and met with the city council and committees nine times to hammer out a fair and equitable ordinance. The RVers stressed the amount of revenue generated from RV sales and taxes, and pointed out that more than 2,500 voters were RV owners. The RVers won, and all proposed ordinances placing restrictions on RV parking were killed by the council.

Fighting city hall can lead to some very enlightening experiences. By sharing those experiences with others, it is hoped that more and more RVers will find themselves on the winning side of the RV parking issue.

Good Sam welcomes your letters and input on the subject of your RV parking rights. Please address them to: RV Parking Rights, 2575 Vista Del Mar Drive, Ventura, CA 93011.

## CALIFORNIA, Salinas

For 25 years, the city of Salinas, California, had an ordinance that prohibited the parking of RVs on city streets; the ordinance specified that RVs were to be parked on private property and screened from sight.

Few RV owners were aware that the ordinance existed until 1989, when the city hired a code enforcement officer who started issuing tickets to illegally parked RVs. Most were on private property, but they were not screened from sight.

A hue and cry from RV owners prompted the city to put a temporary moratorium on enforcing the ordinance while a committee studied the issue, but the compromise the city proposed didn't change anything or improve the situation for RV owners. At the time the RV parking issue erupted, Bob Taylor, a lawyer, was the only pro-RV member of the Salinas City Council, but he did not carry enough clout to come to the rescue of RV owners.

Not satisfied with the city's actions, RV owners formed RV Owners of Salinas and engaged the services of Taylor, who was no longer a member of the city council. The RVers appealed to the council to reconsider the issue, but their plea fell on deaf ears.

The RV owners then put the RV-parking issue on a ballot, but the issue lost by a landslide.

That's when the RVers, under the guidance of Taylor, took a new approach. In California, the city has only the authority given to it by the state legislature over streets and highways. If a city chooses to impose parking restrictions beyond the 72-hour street-parking limit provided for by the state, there is a state code section that requires the city to post these parking ordinances on signs before they can be enforced. Taylor claimed that the city's ordinance prohibiting RV parking on streets could not be enforced since the required signs were not in place. To legally enforce the ordinance, the city would have to post signs every 250 feet on streets where the restrictions were to apply.

Armed with this information, RV owners took their grievance to the administration hearing officer, but, as anticipated, they lost. Undaunted, they appealed to the Municipal Court where a trial was held, but again the RVers lost.

The next step was an appeal to the Superior Court, and it was there, during a hearing before three judges, that the RVers won a sweet victory. The Superior Court overturned the Municipal Court's ruling and said that the city cannot prohibit street parking without posting the signs as required by the state code. As Taylor pointed out, at a cost of \$150 to purchase and install each sign, it would be an extremely costly venture that would irritate taxpayers footing the bill.

That leaves the city with the option of changing the existing ordinance and



allowing RVers to park their vehicles on their property, or having the rigs parked on the streets, which is not a desirable option to RV owners, who must move their vehicles every 72 hours, or to non-RV owners or the city.

The Good Sam Club does not encourage or condone long-term street parking for RVs. It does encourage reasonable streetparking limits for loading/ unloading vehicles (usually 72 hours), but the Club discourages RV owners from demanding the right to store their vehicles on city streets. However, RVers have moved their rigs to the streets in an effort to encourage the city to cooperate with RV owners in providing reasonable ordinances for parking their vehicles on their own property.

Since RV storage facilities will not accommodate the vast number of RVs in Salinas and many other California communities, it was the only recourse, short of selling their rigs, left to RV owners.

The Salinas situation bears watching. After the Superior Court ruled in favor of the RVers, the city approached the state about enacting a law that would have eliminated the need for posting signs in order to enforce a city parking ordinance, but the issue was not introduced to the legislature.

## CALIFORNIA, Santa Clara

When the community of Santa Clara, California, threatened to ban all RV parking in front of homes or in driveways, RVers expressed their opposition to the issue. Some agreed to serve on a committee to draft a compromise ordinance. Meanwhile, anti-RV forces threatened to put an initiative on the ballot opposing RV parking. However, the council must approve funding for initiatives placed on the ballot.

Before the issue reached that point, the compromise ordinance was presented to the city council. After the required hearings were held, the council approved an ordinance that most RVers find reasonable. Essentially, RV parking is permitted in front yard areas as long as the vehicle is perpendicular to the street and at least 45 percent of the yard remains in grass. Good Samaritan Ed Borner said that even though it is a reasonably liberal ordinance, there is little effort to enforce it.

### ORDINANCE NO. 1634

AN ORDINANCE OF THE CITY OF SANTA CLARA AMENDING ARTICLES 5, 6, 7, AND 41 OF "THE ZONING ORDINANCE OF THE CITY OF SANTA CLARA" PERTAINING TO MAINTENANCE OF LANDSCAPING AND REGULATION OF PARKING IN RESIDENTIAL FRONT YARDS

BE IT ORDAINED BY THE CITY OF SANTA CLARA, as follows:

SECTION 1: That Article 5 of the "Zoning Ordinance of the City of Santa Clara" is hereby amended to read as follows:

Article 5. Regulations for R1-8L.

Single-Family, Larger Lot Area Zoning Districts

Sec. 5-11. Parking Requirements (05/92)

(a) Each single family dwelling shall have two garage or carport parking spaces; these parking spaces shall be prohibited in required front yards or corner lot side yards. A minimum driveway length of twenty (20) feet shall be required between said parking and any street right-of-way line.

(b) Additional parking shall be permitted in required front yards or corner lot side yards, with motor vehicles, trailers, and boats parked in an orderly manner, generally perpendicular to the street. Such parking shall be prohibited in the 35 percent minimum landscaped area. Motor vehicles which do not comply with restrictions imposed by other sections of this Ordinance are prohibited.

(c) Parking shall only be allowed on areas surfaced with all-weather materials such as concrete, asphalt, brick, stone or gravel.

## **CALIFORNIA, Fresno**

RVers in the central California city of Fresno are attempting to change a city ordinance that requires RVs in single-family residential neighborhoods to be parked and stored in an entirely enclosed area or in a rear or side yard that is enclosed by a wall or solid fence not less than five feet in height.

In addition, the city ordinance allows for front yard parking for loading /unloading not to exceed 72 hours in any month. Even for RVers who keep their rigs in storage, the 72-hour-per-month limitation is not adequate for those who use RVs frequently.

Not satisfied with the ordinance, RV owners formed Fresno RVers for Fair Play and approached the city about making changes in RV parking regulations, but the city refused to negotiate.

That's when RVers took advantage of the state code that allows street parking for up to 72 hours at which time the vehicle must be moved. Although the city ordinance prohibited RV parking on residential streets at any time, unless adequate signs are posted advising residents of the restriction, the city could not enforce the local ordinance. (For a more thorough explanation of this code, see Salinas, California, on page 18 )

RVers who had received tickets for parking their RVs on the street challenged the city in County of Fresno Municipal Court on April 19, 1993 (People v. Mitchell, No. 473534). The court ruled that the city ordinance was valid, but to be enforced, signs must be posted before tickets can be issued.

Rather than going to the expense of posting signs, the city changed its street-parking ordinance to agree with the state code.

However, RVers would prefer to have their vehicles on their private property, and are continuing in their efforts to encourage the city to change the existing ordinance.





